APARTMENT - 2 PIÈCE(S) - 60 M²

435 000 €

DESCRIPTIF DETAILLE

Ref : TA-11307

Surface :	60 M²	**Etage :**	2nd
Style immeuble :	Contemporain	**Exposition :**	South-east
Etat :	Excellent condition	**Vue :**	Unobstructed
Pièces(s) :	2	**Chauffage :**	Radiator
Chambre(s) :	1	**Eau chaude :**	Individual
Bains/Douches :	1	**Parking(s) :**	NC
Toilette(s) :	NC	**Garage(s) :**	NC
Surface séjour :	29 M²	**Cave :**	NC
Balcon(s) :	NC	**Taxe foncière :**	1 455,00 €
Terrasse(s) :	1 M²	**Charges :**	NC

Logement économe

≤50	A
51 à 90	B
91 à 150	C
151 à 230	D
231 à 330	E
331 à 450	F
> 4	G

DPE vierge consommations non exploitables

Logement énergivore

Faible émission de GES

≤5	A
6 à 10	B
11 à 20	C
21 à 35	D
36 à 55	E
56 à 80	F
> 8	G

DPE vierge consommations non exploitables
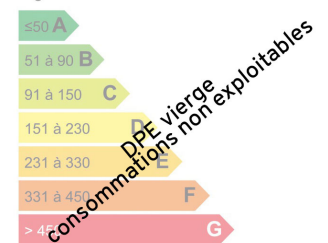
Forte émission de GES

NICE CENTER / PARC IMPERIAL : Prime Location – Stylish 1-bedroom apartment with terrace & open city views. Perfectly located opposite the Parc Imperial tennis courts and within 15 minutes' walk of the city center, this fully renovated 60 sqm apartment blends modern elegance with Mediterranean charm.

Step into a bright and airy 29 sqm living space where the semi-fitted open kitchen flows effortlessly into the lounge. Slide open the doors to a deep 12 sqm terrace and enjoy your morning coffee while taking in the sweeping views over the city.

The 15 sqm bedroom is a serene retreat with a built-in wardrobe, while the Italian-style mosaic shower room adds a touch of luxury to your daily routine. Thoughtful details include reversible air conditioning, ample storage, and a discreet laundry area.
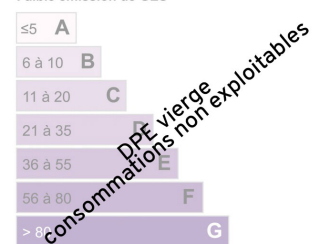
A cellar is included, and a secure garage is available for purchase.

Whether as a full-time residence, a holiday escape, or a smart investment, this apartment offers the ultimate Côte d'Azur lifestyle.
Agency fees included.

PRESTATIONS : Air-conditioning, Sliding windows, Double glazing, Internet, Window shade, Electric shutters, Outdoor lighting, Disabled access, Lift, Optical fiber, Intercom, Security door